

MUNICIPAL SERVICES CENTER

6703 Sullivan Road • Central, Louisiana 70739 • p: 225-262-5000 • f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: SS-4-14 Subdivision of Tract A of the former Donovan C. Furr Property (This is a companion case

to SS-3-14)

LOCATION This property is located on the north side of Gurney Road between the Partridgewood Drive and

Centerra Court intersections in Section 36, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE Rural Agriculture

PRESENT ZONING Rural

LOT ID NUMBER 251140231

ENGINEER/LAND SURVEYOR Forte & Tablada

APPLICANT Marlo & Virginia Jensen

STAFF COMMENTS

- 1. **Size** of subject property is approximately 25 acres.
- 2. **Background** The applicant is proposing to subdivide one tract into three and dedicate a private servitude of access for single family residential land use with a waiver request of **Ordinance No. 2009-08** which requires most new residential subdivisions to connect to public sanitary sewer.
- 3. Access Public Road and Private Servitude of Access
- 4. Waiver Request The applicant is requesting a waiver of Section 4.4 A (4) (a) of the U. D.C or Ordinance No. 2009-08 which requires connection to Parish Sewer unless the closest property line of a development is further than five hundred (500) feet from the existing public sanitary sewer, an approved sewage disposal treatment system, draining to open effluent ditches may be employed, provided the subdivision contains five (5) lots or less and each lot has a lot area of not less than twenty-two thousand five hundred (22,500) square feet with a lot width frontage of at least one hundred (100') feet and such ditches are predominant in the area.

Proposal This subdivision is within 500 feet of an existing force main. The applicant is creating five (5) lots or less and each lot has a lot area greater than twenty-two thousand five hundred (22,500) square feet with an average lot width frontage of at least two hundred fifty (250') feet.

Justification The applicant states it is not economically feasible to connect to a force main for the number of lots proposed. **(Parish Sewer Engineering substantiates this justification.) See Attachment A**

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- 5. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
- 6. **Planning Commission Staff Recommendation** The Staff recommends to approve the subdivision contingent upon final approval of the waiver or connection to Parish Sewer.
- 7. Scheduled for Planning Commission Meeting on March 27, 2014.

Woodrow Muhammad - COC

ATTACHMENT A

From:

Shannon Dupont <SDUPONT@brgov.com>

Sent:

Friday, March 07, 2014 10:38 AM

To:

Woodrow Muhammad - COC

Cc:

Amy Schulze; David Ratcliff; David Ratcliff - CoC

Subject:

RE: 2 Subdivision Request (Sewer Review)

Sorry for the error. I still think 5 residential lots is a small amount to warrant a pump station that could serve potentially 100 or more lots. I don't know that I consider an adjacent force main as "sewer availability" for a minor subdivision. Large developments have built pump stations to pump wastewater into existing force mains. Some recent examples are Hooper Pointe on Hooper Rd near Harding Blvd, Americana in Zachary, and Moniotte's commercial park on Highland near 1-10. I would like Amy to give her opinion also... at what point do we think it's reasonable and feasible to require a development to tie into a force main(?) The UDC considers anything over 5 lots as a major subdivision, and at that point we have more stringent standards for street construction and private sewer disposal. Perhaps we could use the 5-lot threshold as the tipping point for a FM connection requirement. We treat minor subdivisions differently from developments, although I try to carefully monitor them to make sure they don't turn into a major subdivision which would require higher standards.

Shannon J. Dupont, PE, CSM Subdivision Engineering Office Department of Public Works 225.389.3198

----Original Message----

From: Woodrow Muhammad - COC [mailto:Woodrow.Muhammad@central-la.gov]

Sent: Friday, March 07, 2014 7:36 AM

To: Shannon Dupont

Cc: Amy Schulze; David Ratcliff; David Ratcliff - CoC Subject: Re: 2 Subdivision Request (Sewer Review)

Shannon,

Point of correction: they are creating at least 5. I am making sure we are all on the same page; if this changes your opinion.

Sent from my iPhone

On Mar 6, 2014, at 3:15 PM, "Shannon Dupont" < SDUPONT@brgov.com < mailto: SDUPONT@brgov.com >> wrote:

Not at all... just for 2 lots to pay for a city-parish pump station pumping into a force main seems very excessive, and I don't know that we would necessarily want it (but I'll let Amy answer that also). In such a case, I would not consider a force main as sewer availability.

Shannon J. Dupont, PE, CSM Subdivision Engineering Office epartment of Public Works 225.389.3198

From: Woodrow Muhammad - COC [mailto:Woodrow.Muhammad@central-la.gov]

Sent: Wednesday, March 05, 2014 10:01 AM

To: Shannon Dupont; Amy Schulze :: David Ratcliff; David Ratcliff - CoC

subject: RE: 2 Subdivision Request (Sewer Review)

Shannon,

Is it your opinion that for the number of lots proposed that it would be economically unfeasible for them to connect to a force main?

Woodrow Muhammad, AICP Planning & Zoning Director 6703 Sullivan Road City of Central, LA 70739 Phone: (225) 262-5000

Cell: (225) 975-1570 Fax: (225) 262-5001

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<image001.gif>

<image002.jpg>

From: Shannon Dupont [mailto:SDUPONT@brgov.com]

Sent: Monday, March 03, 2014 2:11 PM

To: Woodrow Muhammad - COC; Amy Schulze

Cc: David Ratcliff; David Ratcliff - CoC

Subject: RE: 2 Subdivision Request (Sewer Review)

That appears to be correct. The FM picks up the subdivision on the opposite side of Gurney Rd. The nearest collection line is approx. 800 ft south of this resub, behind the houses on Candletree Ave.

Shannon J. Dupont, PE, CSM Subdivision Engineering Office Department of Public Works 225.389.3198

From: Woodrow Muhammad - COC [mailto:Woodrow.Muhammad@central-la.gov]

Sent: Monday, March 03, 2014 11:05 AM

To: Shannon Dupont; Amy Schulze Cc: David Ratcliff; David Ratcliff - CoC

Subject: 2 Subdivision Request (Sewer Review)

Shannon,

appears that these proposals are near a force main. Please review ASAP.

Woodrow Muhammad, AICP Planning & Zoning Director 103 Sullivan Road City of Central, LA 70739 Phone: (225) 262-5000

Cell: (225) 975-1570 Fax: (225) 262-5001

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<image003.gif>

<image002.jpg>

VICINITY MAP 1' $= 2000^{\circ}$ NOTES:

. REFERENCE HAPS:

SURVEY MAP FOR D.C. FURR SHOWING THE RESUBDINISION OF LOT A FORMERLY OF THE DONOMIN C. FURR TRACT LOCATED IN SEC. 36, T35 — RIE, GLD PARISH OF EAST BATON ROUGE BY MILLIAN C. HORTON, PLS DATED MAY 19, 1980. BASE BEARING: EAST AND WEST PROPERTY LINES OF LOT A-3 (N89'47'21W), PER REFERENCE UAP RI.

FLOOD ZONE INFORMATIONS

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP(S) NO.22033G0190E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED BY FLOOD ZONE(S) "AE".

ZONENG: RURAL, PER CITY OF CENTRAL GIS DATED JUNE 15, 2010 SETBACK: FRONT $\approx 15^{\circ}$ SIOE = 8' REAR = 25' UNMUM LOT SIZE = 22,500 SQ. FT.

FUTURE LAND USE: AGRICULTURAL AND

UTILITY COMPANY INFORMATION

SCHOOLS:

NO1"23"00"E 475.50"(M)

(3.25 ACRES)

1.0T B-3

CENTRAL VOLUNTEER FIRE DEPARTMENT CONTOURS LINES SHOWN HEREON WERE BASED ON THE "COUTTE, LA" QUADRANGLE.

> LOT A R.J. GURNEY TRACT

(NOW OR

FORMERLY)

GENERAL NOTES: CONTOURS SHOWN HEREON SCALED FROM QUAD WAP "COMITE"

BASE TLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERBIED WITH THE ENGINEETING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PROR TO ANY

THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 46: CHAPTER 29, AS A CLASS C SURVEY. ALL LOS THAT USE THE PRIMITE SERVIDUE OF ACCESS ARE JOURTE RESPONSIBLE FOR COSTS TO WARRAN THE ENTIRE PRIMATE ROLD OR SERVIDUE OF ACCESS CREATED BY THE SUBBINSON. EACH LOT'S RESPONSIBILITY SHALL BE PRO-ARTED BASED UPON MAIN LOT'S PROVIDING ON THE PRIMATE SERVITUDE OF ACCESS. (CERTINAL ORGANICE SOCIETY)

> LOT B E.J. GURNEY TRACT

(NOW OR FORMERLY)

NO1'23'00'E 872.13'(N)

LOT A-2

(6.01 ACRES)

NO1'23'00'E 2219.76'(R)

20' MOE GRAVEL ROAD TO BE CONSTRUCTED

1.OT B-2

APPROVED:

REQUESTED WAIVER: ORDINANCE NUMBER 2009-08 SECTION 14.3 OF THE UDC.

APPROVED:

PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTRAL

DAVID BARROW CHEIF OF ADMINISTRATIVE OFFICER DATE:

1.OT 12

NO1'23'00"E 872.13'(M)

LOT A-1

- 8' SIDE YARD SETBACK 501'23'00'W 874.53'(M)

LOT B-1

(6.01 ACRES)

APPROVED:

PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTRAL

BY: WOODROW MUHAMMAD, AICP PLANNING & ZONING DIRECTOR, OR HIS DESIGNEE

DATE: FILE NO .:

1.OT 11

APPROVED:

HEALTH UNIT EAST BATON ROUGE PARISH

LAKEISHA THERIOT SANITARIAN DATE: __

PROJECT FIELD BOOK DETAILED CHECKED DATE

BATON ROUGE LAND SURVEYING ION OF FOILE WINDSHIP

É.

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMMER MANAGEMENT AND DRAWINGE REGULERICATES SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.). LATEST VERSION.

BILL:
THE APPROVAL OF THIS PLAY OR MAP DOES NOT RELEVE THE MANEDMIE PROPERTY OWNER OR FUTURE
PROPERTY OWNER FROM COMPLANCE WITH ALL APPLICABLE FEBRUAL SIATE AND CITY PARSH
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FILLING OF THE PROPERTY SHALL BE COMMITTED WITH APPLICABLE PROMISSIOS OF CHAPTER 15 OF
THE LAWSED DEPLOPMENT CODE (DUE.C.), LIEST VERSION, HAVE BEEN SALESSED.

DEED SEXEMICEON:
THE CITY OF CENTRAL AND THE PARISH OF EAST BATCH ROUGE DO NOT ENFORCE PROMITE DEED
AND/OR SUBMINISHOR RESTRICTIONS. HOMEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE
OMNER AND/OR COMMERCIAL/PRINCER FROM COMPLYING WITH ANY SOCH RESTRICTIONS THAT MAY BE
ATTRICATED TO THE PROPERTY ON THIS PLAT.

PRIMITE DEPOSABLES.

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OF THE LOT OMICES. THE LOTS DUMEDT TO SUM PRIMITE SEMBLOSS AND RESTRICTIONS OF SUM

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PLAYER SHELL LOCATED. FURTHER RESTLATION OF ANY THAT PROLITICS (COLUMN ADDITIONAL

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FOR MINITERANCE OF PRIMITE FACILITIES.

THE MINITERANCE OF THE COSTS TO

FOR WAINEMAKE OF PRIMALE FACULIES.

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MARLO JENSEN

LEGEND (NOT TO SCALE) SET 1/2" NOW RED
SOFT WANGED

SOFT WANGED

TOWER MACHINE

DOWN PALT

TOWER MOUNT

WITH METER

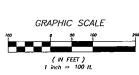
ON MACHINE

TOWER MACHINE

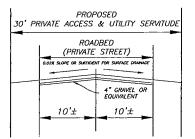
TOWER MOUNT

TOWER MACHINE

TOWER M OH BUILD META. B cracers



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E 20:00.

TYPICAL SECTION

PRIVATE STREET TO COMPLY WITH SECTION 13.6.1.4 OF THE UDC

0F LOT A OF THE FORMER DONOVAN C. FURR PROPERTY INTO LOTS A-1, A-2, & A-3 LOCATED IN SECTION 36, T-5-S, R-1-E GREENSBURG LAND DISTRICT, CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA FOR

MARLO JENSEN

MAP SHOWING A SURVEY AND SUBDIVISION



CERTIFICATION: I CERTIFY THAT I MUSE THE SUBJECT SHOWN HEREON, THAT IT IS IM ACCORDANCE WITH THE RELD HOUSE OF EARLY SURVEY, AND THAT THERE ARE NO SOMBICANT INSIBLE ENCROCHMENTS ENTHER WAY CROSS PROFILED FREE, LIQUESS OTHERMISE HOUSE.	
WILFRED J. FONTENOT PROFESSIONAL LAND SURVEYOR	WRCH 8, 2014

JESSE J. GURNEY

(NOW OR FORMERLY)

